Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - January 17, 1968

Appeal No. 9470 American Society of International Law, appellant.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and carried with Mr. Hatton dissenting the following Order was entered at the meeting of the Board on January 24, 1968.

ORDERED:

That the appeal for a variance from the requirements of Section 7205 to permit open parking space within 10 feet of existing building at 2223 Massachusetts Avenue, N.W., lot 805, Square 2512, be granted.

FINDINGS OF FACT:

- 1. The property is located within an R-3 District.
- 2. The building is occupied by the American Society of International Law by reason of an Act of Congress, Public Law 86-208, dated August 25, 1959, as the National Headquarters of the Society.
- 3. The property is located at the northeast corner of Sheridan Circle and R Street, N.W., with a width of 80.14 feet on R Street; with depths of 12.90 feet and an arc on Sheridan Circle of 43.77 feet (Massachusetts Avenue). The lot contains an area of 3,430 square feet of land and is improved with a three and one-half story brick structure.
- 4. There is no place for parking on this property except on the east side of the lot where an area 15 feet in width and approximately 50 feet in depth is provided. Appellant will have access to this area from a 12-foot wide driveway from R Street, said parking area to be covered with an asphalt material. This parking area will be utilized by the staff of the Society working in the building. This lot will accommodate approximately two automobiles within regulation requirements of 9 by 19-foot spaces.
- 5. No opposition to the granting of this appeal was registered at the public hearing.

OPINION:

We are of the opinion that appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and practical difficulties and undue hardship upon the owner. Appellant's property is so developed that parking cannot be located to meet the provisions of Section 7205.2 of the Zoning Regulations which require that the spaces be located more than 10 feet from the building. The denial of this request, in our opinion, would prevent a reasonable use of the subject property.

We are further of the opinion that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zoning plan as embodied in the Zoning Regulations and Maps.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

CHARLES E. MORGAN Secretary of the Board

THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE DATE OF THIS ORDER.